

We specialize in helping our clients through life's biggest decisions. Whether buying or selling, we rely on a team of true area and market experts, as well as support staff to make the whole process seamless. Together, our clients expect more - and we deliver it for them.



**Your Needs Come First.
Put Our Expertise To Work.**



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If your property is currently listed with another REALTOR®, please pardon our proactive marketing approach. It is not our intention to solicit the offerings of other REALTOR'S®.

What's Happening In The Market?

The housing market remains steady and strong! Remember these are only general market trends. We can see the average list price in the **Harrison Pond** has gone up 10% from \$402,210 to \$441,282.

TIME ON THE MARKET

Compared to one year ago, homes in Harrison Pond are spending 68% less time on the market (down from 28 to 9).

SALES VOLUME

Over the past 12 months, 17 homes have sold in Harrison Pond which is 3 fewer than the number of homes sold during the same period last year and a 19% decrease from last year.

VALUATION

Overall, there has been an outstanding gain in valuation, with price per square foot raising 18% - from \$134.43 to \$159.21.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller's market in this price range with 79 active homes and 129 homes selling in the last 6 months leaving us with 3.5 months of inventory.

Between \$500K and \$1M

We are seeing an unprecedented sellers market in this price range with 325 active homes and 1,034 homes selling in the last 6 months leaving us with about 1.8 months of inventory.

Under \$500K

We are seeing an unprecedented seller's market in this price range with 1,324 active homes and 11,975 homes selling in the last 6 months leaving us with approximately 19 days of inventory.

Sold By The Raines Group



A Review of Home Sales in Your Area

Learning more about home sales in your area is always important. This report we have put together, for you, summarizes listings sold in Harrison Pond. All information has been sourced from the Columbus Board of Realtors, and while it is deemed reliable it is not guaranteed. Properties sold were also listed by various MLS participating offices (non-MLS properties are not included).

SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
05/28/21	1131 Gwyndale Drive	4+2+1	2001	2754	\$420,000	\$427,717	1.8%	2
05/24/21	1500 Harrison Pond Drive	4+2+1	1997	2372	\$439,888	\$425,000	-3.5%	13
04/14/21	1116 Gwyndale Drive	3+2+1	2000	2425	\$399,900	\$420,000	4.8%	4
03/30/21	1221 Whispering Meadow Court	4+2+1	1992	2468	\$419,000	\$425,000	1.4%	4
03/19/21	1310 Harrison Pond Drive	4+2+1	1992	2703	\$500,000	\$490,000	-2.0%	6
01/11/21	1137 Sleeping Meadow Drive	3+3+1	1990	2720	\$494,500	\$487,000	-1.5%	8
12/11/20	1382 Bingham Mills Drive	5+4+1	1996	3056	\$499,900	\$505,000	1.0%	3
12/07/20	1496 Sedgefield Drive	2+2+1	1995	2224	\$295,000	\$295,000	0.0%	7
11/05/20	1247 Harrison Pond Drive	3+2+1	1991	2507	\$425,000	\$425,000	0.0%	7
11/02/20	1296 Dobbins Drive	5+3+2	1999	3380	\$500,000	\$500,000	0.0%	7
10/02/20	1300 Windtree Court	4+3+0	1992	3084	\$499,900	\$500,000	0.0%	3
08/31/20	1139 Sleeping Meadow Drive	4+3+1	1990	2921	\$499,000	\$510,000	2.2%	2
08/07/20	1266 Belcross Drive	4+3+1	1995	3297	\$439,900	\$440,000	0.0%	3
07/09/20	1295 Dobbins Drive	4+3+1	2001	2783	\$409,900	\$427,000	4.0%	6
06/30/20	1315 Windtree Court	4+3+2	1993	2867	\$445,000	\$450,000	1.1%	4
06/29/20	1087 Gwyndale Court	5+3+1	2002	3207	\$435,000	\$425,000	-2.4%	60
06/05/20	1138 Kames Way Drive	4+3+0	1991	2753	\$379,900	\$379,900	0.0%	9

This Month In Numbers:

(if no new listings enter the market)

1 Active Listings

17 Sold from 6/1/20 - 6/1/21 (past 12 months)

1.4 Homes Selling per Month

0.7 Month Supply of Inventory